



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
Diane M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2306042
Applicant Name: Julie LeDoux for Farrow Homes
Address of Proposal: 3130 Alki Avenue Southwest

SUMMARY OF PROPOSED ACTION

Master Use Permit to establish use for construction of a two-unit townhouse in an environmentally critical area. Parking for two vehicles to be provided within the structure. Project includes demolition of existing structures.

The following approval is required:

SEPA Environmental Determination
- Chapter 25.05, Seattle Municipal Code

SEPA DETERMINATION: ☐ Exempt ☐ DNS ☐ MDNS ☐ EIS

☒ DNS with conditions

☐ DNS involving non-exempt grading, or demolition,
or involving another agency with jurisdiction.

BACKGROUND DATA

Proposal Description

The applicant proposes a 2-unit townhouse structure with parking for two vehicles within the building. Access to the site is proposed from the abutting street, Alki Avenue Southwest, via a 20 foot wide curb cut.

Site and Vicinity

The site is located in the Alki Point area of West Seattle. It is located on the east side of Alki Avenue Southwest and is currently developed with a 3 car garage and 2 sheds.

The site is zoned Lowrise Duplex Triplex (LDT) and is located in the Alki Parking District overlay (AL). A small portion of the northern end of the site is located within 200 feet of the shoreline and is therefore designated as being in the Urban Residential shoreline environment. Only landscaping is proposed in this area and it has been determined that a Shoreline Substantial Development permit is not required for this work. Adjacent properties are also zoned LDT. Surrounding properties are zoned Lowrise 2 (L-2) and Single Family 5000 (SF5000). The immediate vicinity is comprised primarily of small-scale multifamily buildings and single family homes.

The site is triangular in shape and has an area of 3905.3 square feet. It has 92.57 feet of street frontage along Alki Avenue Southwest and extends back approximately 77 feet deep. It is mapped as an environmentally critical area because it contains areas of steep slope (>40% slope). The western rear of the property rises approximately 16-18 feet in the rear 20 feet.

Public Comment

Public notice of the proposed development was published on October 23, 2003, and the associated public comment period ended on November 5, 2003. No comment letters were received.

ANALYSIS - SEPA

The applicant submitted an Environmental Checklist to DPD on October 3, 2003, and a Geotechnical Engineering Report dated August 14, 2003. A revised Environmental Checklist was submitted on November 6, 2003. These documents disclose the project's potential impacts. This analysis and decision are based on the information provided in the checklist and reports, as well as DPD experience with review of similar projects.

Section 25.05.908B of the Seattle Municipal Code states that the scope of environmental review actions within environmentally critical areas is limited to the following:

1. Documenting whether the proposal is consistent with the City of Seattle regulations for Environmentally Critical Areas, SMC Chapter 25.09 and
2. Evaluating potentially significant impacts of the environmentally critical area resources not adequately addressed in the City of Seattle Environmentally Critical Areas, including any additional mitigation measures needed to protect the environmentally critical areas in order to achieve consistency with SEPA and other applicable environmental review laws.

The SEPA Overview Policy (SMC 25.05.665 D) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, certain neighborhood plans and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority. The Overview Policy states in part: "where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation" (subject to some limitations). Under certain limitations/circumstances (SMC 25.05.665 D 1-7) mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate.

Short-term Impacts

The following temporary or construction-related impacts on the identified critical area are expected: 1) temporary soil erosion; and 2) increased vibration from construction operations and equipment. These impacts are not considered significant because they are temporary and/or minor in scope (SMC 25.05.794).

Several adopted codes and/or ordinances provide mitigation for some of the identified impacts. The Stormwater, Grading and Drainage Control Code regulates site excavation for foundation purposes and requires that soil erosion control techniques be initiated for the duration of construction. The ECA ordinance and DR 3-93 and 3-94 regulate development and construction techniques in designated ECA areas with identified geologic hazards. The Building code provides for construction measures and life safety issues. Compliance with these applicable codes and ordinances will reduce or eliminate most short-term impacts to the environment and no further conditioning pursuant to SEPA policies is warranted.

Due to the fact that grading will be undertaken during construction, additional analysis of earth and grading impacts is warranted.

Earth/Soils

The ECA Ordinance and Directors Rule (DR) 3-93 require submission of a soils report to evaluate the site conditions and provide recommendations for safe construction in areas with landslide potential and/or a history of unstable soil conditions. The construction plans, including shoring of excavations as needed and erosion control techniques will be reviewed by DPD. Any additional information showing conformance with applicable ordinances and codes (ECA ordinance, The Stormwater, Grading and Drainage Control Code, DR 3-93, and 3-94) will be required prior to issuance of building permits. Applicable codes and ordinance provide extensive conditioning authority and prescriptive construction methodology to assure safe construction techniques are used, therefore, no additional conditioning is warranted pursuant to SEPA policies.

This project includes excavation located within 200 feet of the US Government Meander line. This location suggests potential for existence of archeologically significant resources. When a project subject to environmental review is proposed in this location, additional research and information regarding the probable presence on the site of archaeologically significant sites or resources may be required of the applicant. The applicant submitted an Assessment of Potential Archaeological Significance dated December 12, 2003. This information does not indicate the probable presence of archeologically significant resources. Because there may still be some potential for unknown resources to be discovered, two conditions will be applied to this project to provide mitigation.

Long-term Impacts

Long-term or use-related impacts are also anticipated as a result of this proposal including: increased surface water runoff due to greater site coverage by impervious surfaces, and loss of plant and animal habitat.

Several adopted City codes and/or ordinances provide mitigation for some of the identified impacts. Specifically these are: the ECA Ordinance, the Stormwater, Grading and Drainage Control Code which requires provisions for controlled tightline release to an approved outlet and may require additional design elements to prevent isolated flooding. Compliance with these applicable codes and ordinances is adequate to achieve sufficient mitigation of most long-term impacts and no further conditioning is warranted by SEPA policies.

A future Unit Lot Subdivision will be proposed but will have no effect on the Environmentally Critical Areas.

DECISION - SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21C), including the requirement to inform the public agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030 2c.
- [] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030 2c.

CONDITIONS - SEPA

Prior to Issuance of Master Use Permits:

1. The owner and/or responsible parties shall provide DPD with a statement that the contract documents for their general, excavation, and other subcontractors will include reference to regulations regarding archaeological resources (Chapters 27.34, 26.53, 27.44, 79.01 and 79.90 RCW, and Chapter 25.48 WAC as applicable) and that construction crews will be required to comply with those regulations.

During Construction:

2. If resources of potential archaeological significance are encountered during construction or excavation, the owner and/or responsible parties shall:

Stop work immediately and notify DPD (Darlene Edwards 206-684-5606) and the Washington State Archaeologist at the State Office of Archaeology and Historic Preservation (OAHP). The procedures outline in Appendix A of Director's Rule 2-98 for assessment and/or protection of potentially significant archeological resources shall be followed.

Abide by all regulations pertaining to discovery and excavation of archaeological resources, including but not limited to Chapters 27.34, 27.53, 27.44, 79.01 and 79.90 RCW and Chapters 25.48 WAC, as applicable, or their successors.

Signature: (signature on file) Date: March 15, 2004
Darlene Edwards, Land Use Planner
Department of Planning and Development